

LeadCrest Capital Partners secures BREEAM certification across its entire Polish logistics portfolio

BREEAM Very Good rating achieved for all properties

LUXEMBOURG, 24th September 2024 – LeadCrest Capital Partners (“LeadCrest”), the first fund exclusively dedicated to sale-leaseback and build-to-suit investments in Europe, is proud to announce that it has secured **BREEAM In-Use** certification across its entire Polish logistics portfolio. The **Very Good** score demonstrates a strong commitment to deliver long-term sustained value for its investors, society, and the environment.

Part of the logistics and light industrial portfolio, the three assets are located in Skarbimierz (Wroclaw), Grudziądz (Bydgoszcz), and Stargard (Szczecin), respectively, and are leased to:



- **DSV**, the 3rd largest 3PL provider globally, listed on the Copenhagen Stock Exchange;
- **Kitron**, a leading Scandinavian electronics manufacturing services company, listed on the Oslo Stock Exchange;
- **Hydroline**, a Finnish manufacturer and pioneer in hydraulic cylinder production.

The Skarbimierz asset is a **7,900 SQM** logistics platform where DSV provides 3PL services for adjacent food manufacturing plants operated by large multinational FMCG companies. The Grudziądz asset totals **8,200 SQM** lettable area and is used by Kitron as one of their main European production and logistics facilities. The Stargard property spans **12,000 SQM** of production, assembly and storage of hydraulic components and serves as Hydroline’s only facility outside of Finland.

All properties are part of a portfolio built between 2019 and 2020 and acquired by LeadCrest in 2021. This acquisition included a fourth asset located in Tyniec Mały (Wroclaw) leased to Zabka as one of their main distribution warehouses serving Lower Silesia. Built in 2020, this asset totals **23,000 SQM** and achieved a **BREEAM New Construction** rating of **Very Good** in 2021.



HYDROLINE



KITRON



DSV



The **BREEAM In-Use** standard provides a framework that enables property investors, owners, managers, and occupiers to make sustainable improvements to their real estate assets. This standard helps enhancing the performance of buildings already in use, offering support for benchmarking, assurance, and validation of operational asset data.

LeadCrest is committed to staying abreast of emerging regulations and policies that influence the future landscape of real estate investing. In doing so, we uphold our principles wherever possible, thereby demonstrating our dedication to supporting our tenants throughout their journey. This approach not only augments value for our tenants and stakeholders but also aligns seamlessly with our fiduciary responsibilities.

Alongside the BREEAM process, in partnership with Arcadis sustainability advisory team, LeadCrest is undertaking a carbon assessment of each asset. This includes reviewing and analysing available data regarding the operational carbon footprint of an asset, which includes emissions from both the property and an occupier's operations, to identify carbon reduction measures and potential opportunities for improvement.

Georges Asmar, Portfolio Manager at LeadCrest Capital Partners, stated: *“LeadCrest Capital Partners is dedicated to advancing the assessment, monitoring, and establishment of ESG goals for their managed assets. We believe that environmental certifications like BREEAM are pivotal in real estate, enhancing property value, reducing costs, and promoting the health and wellbeing of our tenants.”*

Noemi Macura, Senior Sustainability Consultant at Arcadis, stated: *“Sustainability is not just a current trend but a long-term shift in the real estate market. BREEAM certifications help future-proofing investments by ensuring that buildings remain relevant and attractive as sustainability becomes increasingly important. Arcadis is proud to have supported LeadCrest Capital Partners in achieving the BREEAM In-use Very Good rating for their assets in Poland, underscoring our shared dedication to sustainability and environmental excellence.”*

About LeadCrest Capital Partners :

Founded by a team of experts with a global track record, LeadCrest Capital Partners is the first European fund exclusively dedicated to sale-leaseback and build-to-suit investments. With offices in Luxembourg and Paris, LeadCrest assists its corporate partners in meeting their strategic objectives by funding all their real estate needs. LeadCrest invests throughout Europe in all asset classes – ranging from traditional commercial real estate to highly specific operational properties – with a particular focus on the consumer goods, industrials, healthcare and education sectors.

As a signatory of the UN Principles for Responsible Investment (UNPRI), LeadCrest is resolutely committed to incorporating ESG considerations into its investment strategies to cultivate responsible and sustainable practices that create enduring value for stakeholders and foster a more equitable future.

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